



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
JANUARY 27, 2014  
CITY HALL  
101 N. COLLEGE STREET  
COUNCIL CHAMBERS**

**WORKSHOP – 4:00 P.M. – Main Conference Room**

- I.** Discuss agenda items for the **January 27, 2014**, regular Planning and Zoning Commission meeting.
- II.** Discuss changes to Killeen Code of Ordinances Chapter 31, Article IV, Division 12, District “B-3” (Local Business District) to allow for the on- premises sale and consumption of beer, wine and mixed beverages in conjunction with a restaurant.
- III.** Discuss Planned Unit Development standards and requirements.

**CALL TO ORDER – 5:00 P.M. – Council Chambers**

**ROLL CALL**

<b>COMMISSION</b>	<b>STAFF</b>
___ Johnny Frederick, Chairman	___ Dr. Ray Shanaa, AICP, Executive Director of Planning and Development Services
___ Tad Dorroh, Vice Chair	___ Tony D. McIlwain, AICP, CFM, City Planner
___ Ramon Alvarez	___ Shelly Shelton, AICP, Senior Planner
___ James H. Butler	___ Holli Clements, Esq., Deputy City Attorney
___ Anthony Cooper	___ John Nett, P.E., CFM, City Engineer
___ Michael DeHart	___ Kristina Ramirez, P.E., CFM, Director of Environmental Services
___ Alvin Dillard, PhD	___ Vicki Wanken, Planning Assistant
___ Bobby Lee Hoover	___ Maria Lopez, Principal Secretary
___ Joel Steine	

**APPROVAL OF AGENDA**

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **January 27, 2014**.

**CONSENT AGENDA**

**CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **January 6, 2013.**

**CITIZENS PETITIONS FOR INFORMATION**

**PUBLIC HEARING**

**PH-1 A. HOLD** a public hearing and consider a request by WB Whitis Investments, Ltd. (**Case #Z13-52**) to rezone Lot 1B, Block 3, Fox Creek Commercial Phase Two Replat from B-3 (Local Business District) to R-1 (Single-Family Residential District) for single family development. The property is locally known as 2909 Illinois Avenue, Killeen, Texas. **(This item will be forwarded to City Council on February 11, 2014.)**

**B. HOLD** a public hearing and consider a plat submitted by W&B Development (**Case #13-058RS: Fox Creek Phase Ten**) being a replat of Lot 1B, Block 3, Fox Creek Commercial, Phase Two Replat. The property is located on the north right-of-way of Illinois Avenue and Grey Fox Trail and is locally known as 2909 Illinois Avenue, Killeen, Texas. **(This item will be forwarded to City Council on February 11, 2014.)**

**PH-2 HOLD** a public hearing and consider amendments to the Killeen Code of Ordinances, Chapter 31, Article IV, Division 6, District "RT-1" (Residential Townhouse Single-Family District), Sections 31-216 to 31-222.

**COMMISSION AND STAFF ITEMS**

I. Attendance Chart

**ADJOURNMENT**

The next regularly scheduled meeting for the Planning and Zoning Commission is **February 3, 2013** at 5:00 p.m., in the Council Chambers at 101 North College Street, Killeen, Texas.

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act, the Planning and Zoning Commission may convene a closed session to discuss any matter listed on

the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session.

**AMERICANS WITH DISABILITIES ACT**

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7700, City Manager's Office, or TDD 1-800-734-2989.

I certify that the above notice of meeting was posted on the bulletin boards at City Hall and the Police Department and on the website of the City of Killeen, Texas, **on or before 4:00 p.m. on January 24, 2014.**

Vicki Wanken

Planning Assistant